



Implementing Storm Water Regulations for Construction (Questions to Consider)

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Implementing Regulations

- Site planning
- SWPPP development
- During construction
- Closing out a permit



Planning – Receiving Streams

- What water bodies are going to be receiving flow from the construction site?
 - Are there TMDLs for the receiving waterbody?
 - Are there wetlands that are of issue?
 - The site drains to a storm sewer system... where does that system eventually drain?



Planning – Local Ordinances

- Is there a local ordinance for post-construction runoff control?
- How do local ordinances affect the layout of the project (setbacks, room for detention ponds, preserved vegetation)?
- What are the city/MS4 construction stormwater requirements?



Planning - preliminary design

- Can existing vegetation be preserved?
- Can construction be phased?
- Is there space for BMPs?
- Can upland flows be diverted?
- How are bare soils going to be stabilized?
- Are structural BMPs logical or realistic?



SWPPP Development

- Does the plan contain all of the necessary information as required in the permit?
- Where will the plan be kept?
- How will changes be made to the plan?
- How will the plan be communicated?



During Construction

- Is the pollution prevention plan logical?
- Are the sub-contractors following the plan... what about utilities?
- What do inspections tell you?
- What modifications need to be made at the site?
- Is there “good housekeeping” at the site?



Closing out a permit

- Is the site finally (70%) stabilized?
- Who will maintain post-construction BMPs such as water features?
- If plots are sold to individual home owners, how will their pollution contributions be handled?
- Are new owners aware of their responsibilities?



Communication is the Key

- Train staff to recognize problems at construction sites. If there are personnel at a facility who regularly drive by a site or have other duties within that site, train them to recognize problem areas for compliance with a stormwater permit.



Communication is the Key

- Maintain effective communication with contractors. If there is a problem with the way a site is being managed, the site owner should have a list of contacts with who they can communicate their concerns with.



Communication is the Key

- Establish communication with developers, business and property owners regarding the code revisions encouraging infill development. Discuss further revisions to the code and work together to minimize impacts of the code on future projects.



Communication is the Key

- Post permits at the site entrance. Keep a copy of the pollution prevention plan on site and readily available.



Communication is the Key

- Have a pre-construction meeting with subcontractors which specifically details how their actions can affect the quality of stormwater exiting the site.



Communication is the Key

- Communicate with new home owners as to how their actions affect the quality of stormwater runoff.



Communication is the Key

- Have a process which ensures owners of individual parcels of land sold off in a larger development comply with existing stormwater regulations. Ensure that there is a process for communicating why and how permit coverage should be transferred.



Communication is the Key

- Have agreements in place for home owner associations which ensure the long-term maintenance of best management practices such as sediment ponds. Communicate to new owners the limitations and maintenance specific to the design of any permanent structures used to infiltrate, retain, or treat stormwater runoff.